

NOTICE OF PUBLIC SALE
Tax Delinquent Real Estate Owned by Jefferson County

Pursuant to Section 75.521, Wisconsin Statutes, title to the property described below has been granted to Jefferson County for nonpayment of delinquent taxes due. The property will be sold in accordance with Section 75.69, Wisconsin Statutes, and the regulations thereunder, at public auction. No abstract or title insurance will be furnished. Conveyance shall be by quit claim deed.

PLACE OF AUCTION: Jefferson County Courthouse, 311 South Center Avenue, Room 205, Jefferson, Wisconsin.

DATE OF AUCTION: Friday, April 25, 2014, at 2:30 p.m.

The minimum bid shown below is the appraised value of the property to be sold. No bid below the appraised value will be accepted.

TOWN OF KOSHKONONG

Items below are units in the Jellystone Park Condominium Resort of Fort Atkinson Condominium, Town of Koshkonong, Jefferson County, Wisconsin, subject to the recorded Declaration of Condominium recorded in Vol. 628 of Records on Page 843 as Document No. 787800.

JEFFERSON COUNTY IS SELLING ONLY THE LISTED CONDOMINIUM UNITS. VARIOUS UNITS HAVE SHEDS, DECKS OR OTHER STRUCTURES LOCATED ON THEM. JEFFERSON COUNTY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OF THE SHEDS, DECKS OR OTHER STRUCTURES LOCATED ON ANY UNIT, WHICH MAY BE THE PERSONAL PROPERTY OF THE PREVIOUS OWNER OR WHICH MAY BE ABANDONED. BUYER IS NOTIFIED THAT TITLE TO ANY SHED, DECK OR OTHER STRUCTURE IS NOT TRANSFERRED AS PART OF THIS SALE, AND SHOULD CONSIDER THAT INFORMATION WHEN MAKING A BID. JEFFERSON COUNTY WILL NOT REMOVE ANYTHING FROM THE UNIT PRIOR TO OR AFTER CLOSING.

A. The following units have a minimum bid of \$1,400:

Units 5, 7, 9, 13, 14, 30, 32, 37, 63, 74, 75, 80, 83, 84, 93, 100, 104, 121, 122, 129, 134, 226, 234, 240, 241, 242, 257, 307, 315, 332, 341, 343, 347, 349, 351, 367, 368, 371, 376, 157, 158, 174, 181, 183, 186, 196, 199, 203, 204, 215, 220, 222, 412, 483, 484, 485, 514, 565, 567 and 568.

Units above with a zoning permit for the shed: 100 and 343.

Units above with a zoning permit for the deck: 315, 347, 368 and 204.

Units above with a zoning permit for the shed and deck: 129, 349, 181 and 484.

(If sheds or decks remain after sale, a zoning permit should be applied for.)

The portable cabins on Units 5 and 226 belong to Jellystone Park and are not part of this sale.

B. The following unit minimum bids are:

Unit 49 \$2,800

Unit 124 \$1,700

PAYMENT TERMS: 20% of the bid must be submitted on sale day. Upon acceptance of a bid, the balance due on the bid will be required in full within thirty (30) days. Bidders agree that in the event a successful bidder fails to timely pay the balance due, the County may elect to keep the deposit paid as liquidated damages and re-offer the property for sale. There shall be a minimum bid as set forth above.

TYPE OF REMITTANCE: Cash or personal check. No credit cards will be accepted.

TITLE OFFERED: Upcoming real estate bills and special charges, assessments and park fees will be the responsibility of the successful bidders.

Dated this 1st day of April 2014.

s/Barbara A. Frank

BARBARA A. FRANK, County Clerk

Jefferson County Courthouse

311 South Center Avenue, Rm. 109

Jefferson, WI 53549

(920) 674-7144